



Former ALDI for Sale or Lease

1853 N BRIDGE STREET
CHILLICOTHE, OHIO

PRICE REDUCED!

Building Size

17,904 SF

Land Size

3.49 AC

Lease Rate

\$10.00/SF NNN

Sale Price **REDUCED!**

~~\$3,000,000~~ \$2,800,000

Parking

81 Spaces

Retail/Medical/Light Assembly for Lease or Sale

Property Highlights

- Easy access from N Bridge Street, the busiest street in Southern Ohio
- Monument sign - Great visibility!
- New HVAC in 2023
- Fully sprinklered
- ½ mile from US Rt 23, as well as Adena Medical (4,400 emp), Pixelle (800 emp), PACCAR/Kenworth Trucks (2,500 emp), PACCAR suppliers (750 emp)
- 1 mile from US Rt 35

For information, please contact:

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Associate

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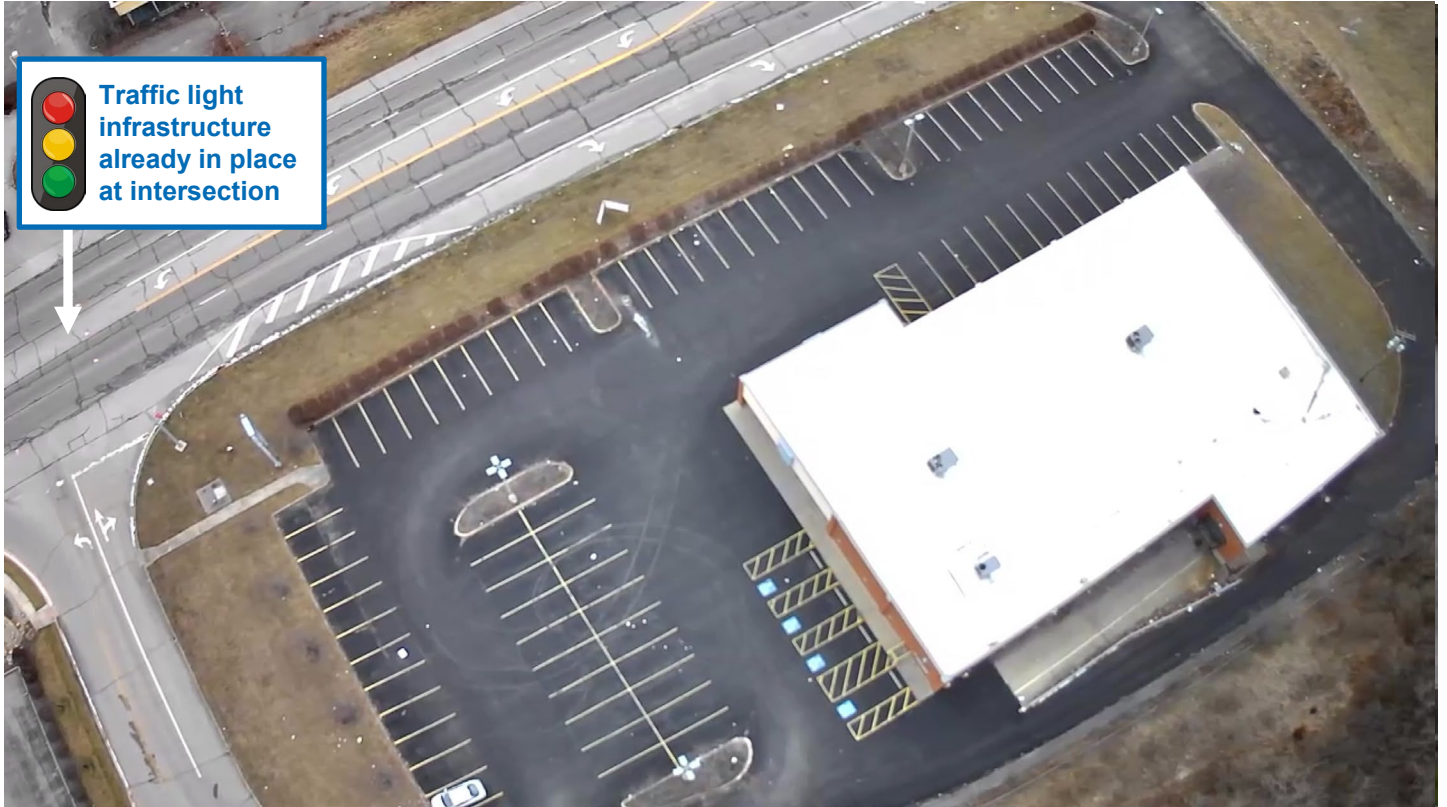
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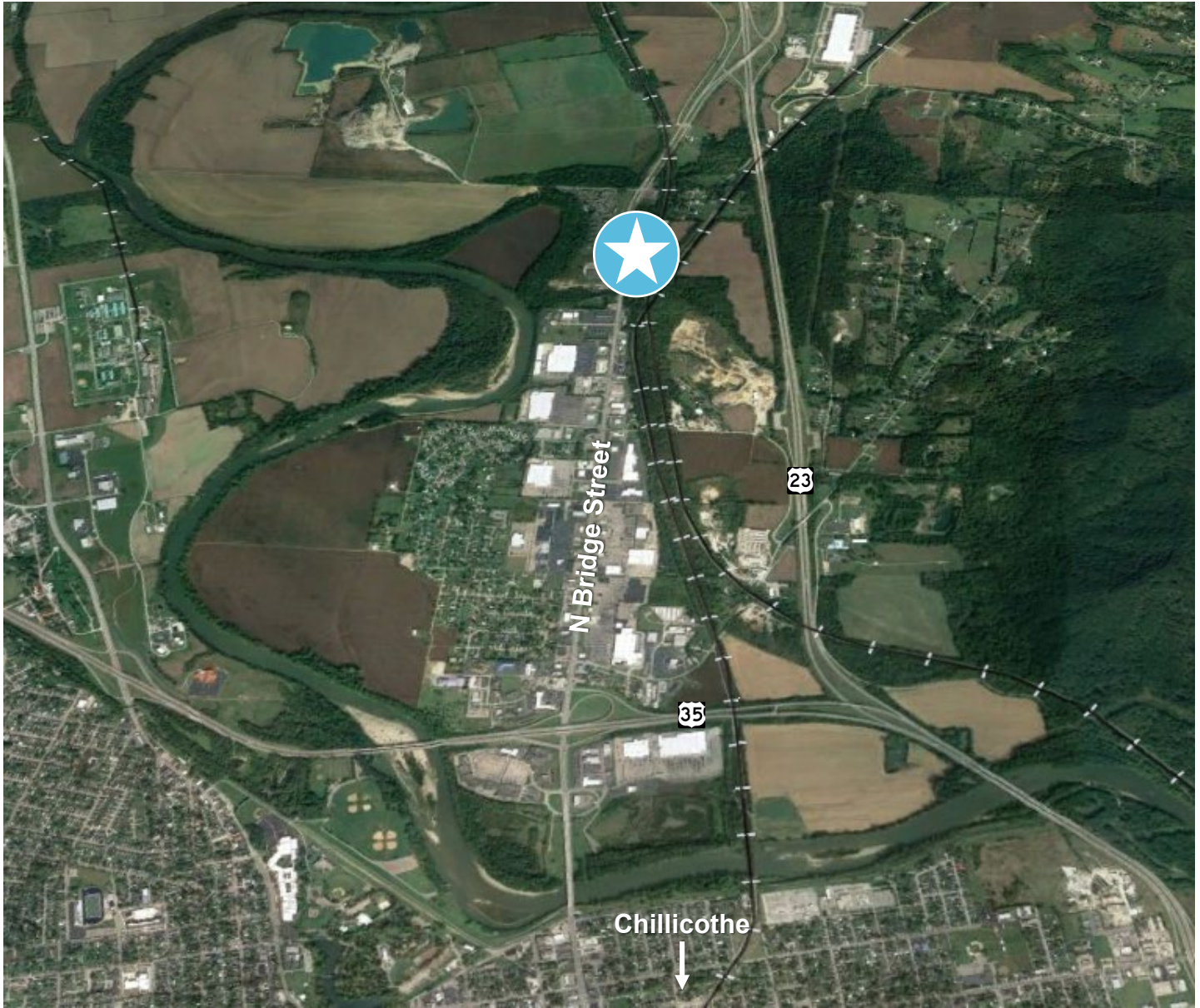


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	2 mile	5 mile	10 mile
2023 Population	4,207	38,919	57,353
Avg. Household Income	\$54,838	\$68,871	\$70,861
Daytime Employees	42,501	67,403	69,009
Traffic Counts (< 1 mile from site)	17,406 VPD (Bridge St & River Rd) 23,497 VPD (Bridge St & Seney Rd)		
	½ mile from US 23		
	1 mile from US 35		